

10/03/2016
C185

SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**.

TATURA NORTH EAST

1.0

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Requirement before a permit is granted

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the Responsible Authority.

A permit may be granted before a development plan has been prepared for any of the following:

- subdivision of land into two allotments or re-subdivision of existing allotments so as to not increase the number of lots;
- a single dwelling on an existing lot; or
- any buildings and works associated with the ongoing maintenance or operation of the subject site.

2.0

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Conditions and requirements for permits

All use and development must generally comply with the approved Development Plan.

All low density residential development must be connected to reticulated sewer and water infrastructure to the satisfaction of the Responsible Authority.

An application for planning permit must include, as appropriate, a stormwater management plan detailing how stormwater will be collected and treated within the land. The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts. The plan must be prepared in accordance with the guidelines contained within the *Infrastructure Design Manual* and consider ongoing maintenance of the stormwater management measures.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

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Requirements for development plan

A development plan may be prepared for all or any part of this development plan area.

An approved development plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the Tatura North East Concept Plan.
- That active frontages are achieved in any proposed subdivision layout with regard to the treatment of lots, open space areas, drainage retention areas, and all adjacent external and internal roads.
- That any staging of the Low Density Residential Zone lands will commence on the southern portions of 65 Ferguson Road and 195 Dhurringile Road respectively before proceeding northwards or as otherwise agreed to by the Responsible Authority.

- The relationship of the land to the adjoining land and treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts.
- The shared pathway network, including opportunities to link paths to any networks on abutting land, and any public transport services.
- The layout of major areas of public open space and the type of facilities to be provided for users of the open space.
- The location of any significant environmental, cultural heritage and/or ecological features including fauna and remnant vegetation.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical and any community infrastructure and services to the land.

The Development Plan application must include, where required by the Responsible Authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all indigenous native vegetation and significant mature trees. The assessment shall include a tree survey and report assessing the quality and significance of the flora and fauna on the site, as well as the retention values of any remnant indigenous native vegetation.
- A preliminary survey of the area for Aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan, in terms of the Aboriginal Heritage Act 2006, is required.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and, if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to decontaminate the affected areas in accordance with the Minister's Direction No. 1, Potentially Contaminated Land.
- A land capability assessment demonstrating the ability of the land identified for rural living development to satisfactorily dispose of effluent on proposed lots, unless the development is to be connected to reticulated sewerage.
- A stormwater management plan detailing how stormwater will be collected and treated within the overall development, incorporating the use of water sensitive urban design principles. The plan must be prepared in accordance with the Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures. The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts.
- A traffic impact assessment report and management plan that identifies:
 - anticipated traffic volumes, appropriate access and circulation of vehicles on the existing and future road network, which minimises culs-de-sac. Access arrangements are to avoid conflict with existing accesses onto Bayunga, Dhurringile, Ferguson, Johnstone and Pyke Roads.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure with appropriately dimensioned roads.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.

- The trigger points for any additional traffic infrastructure.
- Access arrangements are to have regard to on-road cyclists.
- An infrastructure plan approved by the Responsible Authority, which identifies the anticipated level, staging and timing of the provision of infrastructure to meet the standards of the Infrastructure Design Manual and relevant service authorities. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - Engineering plans outlining the quantum and impacts of earthworks required to facilitate the realisation of the ultimate design of the Urban Floodway Zone located on 310 Bayunga Road, 85 Ferguson Road and the south-east of 895 Pyke Road. These plans must have been assessed and agreed to by the Goulburn Broken Catchment Management Authority.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant under Section 173 of the Planning and Environment Act 1987.
 - Any other infrastructure related matter reasonably requested by the Responsible Authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.
- A model of flood behaviour approved by the Responsible Authority that assesses the frequency, duration, extent, depth and velocity of flooding of the proposed development area that the Tatura North East Concept Plan applies to during a 1% AEP flood event. This study must also:
 - outline the provision and staging of flood mitigation works.
 - have been assessed and agreed to by the Goulburn Broken Catchment Management Authority and Goulburn-Murray Water.

Before approving the Development Plan, the Responsible Authority must consider the following matters and may include performance measures and requirements to address:

- The environmental, ecological, landscape, archaeological, cultural heritage, and historical values and features of the site. The Development Plan must have regard to the location of remnant indigenous native vegetation and identified significant mature trees. It must seek, where possible, to include this vegetation in public open spaces, road reserves or other public land. The layout of lots and the provision for buildings, works and roads must be designed to maximise the retention of remnant indigenous native vegetation and identified significant mature trees.
- The comments and any requirements of Goulburn-Murray Water and in particular any matters relevant to its policy regarding acceptance of urban and industrial water to Goulburn-Murray Water drains.
- The comments and any requirements of Goulburn Broken Catchment Management Authority in relation to flooding and flood mitigation in the area.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987 with respect to matters arising from the proposed subdivision, development or use of the land, including the provision of infrastructure

required to service the land and any need to reduce potential land use conflict at the residential and agricultural interface.

- Any requirements and/or views of Greater Shepparton City Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.

